

165.A

0001

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

572,300 / 572,300

USE VALUE:

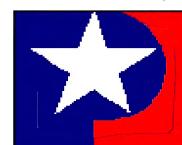
572,300 / 572,300

ASSESSED:

572,300 / 572,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
94		APPLETON ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	LAWLER CHRISTOPHER D		
Owner 2:	LAWLER ERIN P		
Owner 3:			

Street 1:	94 APPLETON ST #2
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER			
Owner 1:	MAJARONE SUTHIDA -		
Owner 2:	-		
Street 1:	94 APPLETON ST #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		
Cntry:			

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 1505 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7189																

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items			Land Value			Total Value								
102	0.000	572,300							572,300								
Total Card	0.000	572,300							572,300								
Total Parcel	0.000	572,300							572,300								
Source:	Market Adj Cost		Total Value per SQ unit /Card:			380.27			/Parcel:	380.2					Land Unit Type:		

220288
GIS Ref
GIS Ref
Insp Date
02/07/20

PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRINT	
Date	Time
12/11/20	04:20:08
LAST REV	
Date	Time
02/21/20	09:52:10
mmcmakin	
14488	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
MAJARONE SUTHID	51638-308		8/29/2008		390,000	No	No				
MAJARONE SUTHID	31747-314		8/24/2000	Family		10	No	4			

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment												Date	Result	By	Name
8/30/2018	1253	Redo Kit	99,000	C																2/7/2020	Inspected	PT	Paul T
1/30/2014	72	Add Bath	41,336	O																9/6/2018	Measured	DGM	D Mann
1/18/2005	32	New Wind	8,611																	9/6/2018	Left Notice	DGM	D Mann
																				3/6/2014	Info Fm Prmt	EMK	Ellen K
																				9/8/2005	Fieldrev-Chg	BR	B Rossignol
																				5/16/2001	External Ins	PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average											Undisplayed Areas: GLA: 1505	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 2 - Slate				Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir: S10 - Size 10				Frl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	8	5	2				
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	18.6	%		Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 295.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.34767437				General:									
Electric: 3 - Typical				Const Adj.: 0.92690724													
Insulation: 2 - Typical				Adj \$ / SQ: 368.505													
Int vs Ext: S				Other Features: 84500													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 703010													
% Com Wall	% Sprinkled:			Depreciation: 130760													
				Deprecated Total: 572250													
MOBILE HOME				Make:													
SPEC FEATURES/YARD ITEMS				Model:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 165.A-0001-0004.0																	
SKETCH																	
RESIDENTIAL GRID																	
OTHER FEATURES																	
CONDOS INFORMATION																	
DEPRECIATION																	
CALC SUMMARY																	
COMPARABLE SALES																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	